

EVALUATION OF PROPOSED NEEDS PROJECT
MASON COUNTY

REPORT PREPARED BY:
SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA

DECEMBER 2016

PROJECT ABSTRACT

Mason County requests SBA funds in an amount of up to \$932,197 and will be providing \$103,578 in local funds for a total of \$1,035,775. These funds will be used for roof replacements at Roosevelt Elementary School, Ashton Elementary School and Wahama Jr./Sr. High School.

INTRODUCTION

This evaluation was performed by the SBA staff at the request of the School Building Authority of West Virginia. The Needs Project Review Summary Sheet provided by Mason County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was performed on October 14, 2016 with Mike Hall, SBA, and Jack Cullen, Superintendent and Don Myers of Mason County Schools, to review the submitted information and verify the severity of need for this project in relation to all other projects.

All affected facilities were visited by the SBA staff and the interior and exterior conditions of each facility were examined. Photographs are provided within this report.

THE PROPOSED PROJECT

Mason County proposes roof replacements at three (3) schools at a cost of \$1,035, 775. This project is part of the current comprehensive educational facilities plan and would affect 1019 students and would address several health and safety issues. These buildings do not meet economies of scale guidelines. The 8th year enrollment for these facilities is projected to be 909. Annual savings of \$10,000 are expected as a result of this project. No cost avoidance is expected as a result of this project. The educational environment will improve as a result of these improvements. Once completed, adequate space for projected enrollment will be provided in the renovated facilities. Student travel time will not be affected by this project.

EXISTING BUILDING EVALUATION

Roosevelt Elementary School

- Grade Configuration: K-6
- Number of Classrooms: 14
- 2nd Month Enrollment: 260
- Building Utilization: 80%
- Site Size: 3 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 24,490
- Flood Plain: No
- Number of Additions: 1
- HVAC System: Gas boiler; Electric RTU
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Ashton Elementary School

- Grade Configuration: PK-6
- Number of Classrooms: 24
- 2nd Month Enrollment: 393
- Building Utilization: 71%
- Site Size: 9.9 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 49,216
- Flood Plain: No
- Number of Additions: 1
- HVAC System: All electric HVAC
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Wahama Jr./Sr. School

- Grade Configuration: 7-12
- Number of Classrooms: 405
- 2nd Month Enrollment: 366
- Building Utilization: 54%
- Site Size: 12 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 82,658
- Flood Plain: No
- Number of Additions: 0
- HVAC System: Electric Roof Top Zone Units
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Good

PROJECT STATUS

Listed below are project activities that have been completed to date.

- ZMM Architects and Engineers have provided preliminary designs and cost estimates for this project.

PROJECT COMMENTS

- Mason County is currently using local funds to complete repairs to roofs at New Haven Elementary and Point Pleasant Jr./Sr. High in the amount of \$145,000. These projects were originally included in this project. Both were removed after the SBA evaluation. It was recommended to Mason County that the needs of these two facilities could be addressed now with a portion of local funds.
- Mason County has prioritized the projects in order of most severe need. Roosevelt ES is the most severe and is also the project submitted for the roof funding cycle. The next project would be Ashton ES, followed by Wahama Jr./Sr. HS.

COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$ 932,197
Local Funds	\$ 103,578
PROJECT TOTAL:	\$1,305,775

Bonding Capacity: \$50,966,001
Excess Levy Capacity: \$ 7,521,495

Available Bonding Capacity: \$50,966,001
Available Levy Capacity: \$ - 0 -

HISTORY OF SBA FUNDING

NET: \$ 1,931,308.38
NEEDS: \$33,733,431.15
MIP: \$ 2,714,046.00
EMERGENCY: \$ -0-
SAS FUNDS: \$ 490,055.70

TOTAL: \$38,868,841.23

NEEDS PROJECT(S)

New Ashton ES
New Pt. Pleasant Intermediate
North Point ES – A/R
New Haven ES – A/R
Career Center - Renovations
Beale ES A/R